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A  
DISCOURSE

ON THE

EXPEDIENCY

OF ESTABLISHING

FISHING STATIONS

IN THE

HIGHLANDS OF SCOTLAND, &c.

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OR  
SMALL TOWNS,  
IN THE  
HIGHLANDS OF SCOTLAND  
AND THE  
HEBRIDE ISLANDS.

By JOHN KNOX,  
AUTHOR OF A VIEW OF THE BRITISH EMPIRE.

LONDON:

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MDCCCLXXXV.

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A

## DISCOURSE, &c.

**T**HE attention of all well regulated States hath generally been directed to such objects of national utility, as contributed to assist Nature, and to employ the great body of the people.

The courses of rivers have been directed into new channels; internal navigations, of considerable length and dimensions, have been opened from sea to sea, through seemingly unfurmountable difficulties: even the ocean itself hath been bounded, and, in many parts, the face of Nature hath undergone a total change.

B

Immenſe



Immense tracts of desert land have been brought into cultivation ; and regions, which served only to give shelter to the wild animals, became, through the persevering hand of man, the seats of populous cities, of science, and refinement.

These great efforts of human industry were rightly considered as the ground-work of manufactures, of commerce, and whatever contributed to the general welfare of communities, and to the strength of nations. Of this, the annals of ancient, as well as of modern times abound in examples. The works of antiquity were, however, effected by potent empires, in the meridian of their glory ; but those of later times, and some of them within the memory of man, have been generally undertaken and carried on by nations just emerging from obscurity, as Russia and Ireland, whose sudden transition from a state of rude nature, to that station which renders

ders them respectable in the eyes of mankind, was the result of unremitting application, both in the legislature and individuals, as well as of liberal aids from the public revenue, without which, no objects of great national concern can effectually be executed.

It would seem also, by the exertions and the liberal grants of other European States, as France, Austria, and Prussia, that a spirit of internal improvement hath, within the present century, pervaded the greatest part of Europe, our own island excepted, whose most essential interests have been, in a great measure, sacrificed to delusive schemes of commercial monopoly, at the distance of three thousand miles from the centre,

Immediately after the Restoration, when peace and good humour were restored to this kingdom, the active genius of the people

led them to colonization in the wilds of North America, upon the idea of raising new customers for their manufactures and merchandize, while a third part of their native and very improveable country remained in a state of nature.

This was particularly the condition of the Northern part of the island: the Lowlands exhibited almost one general ruin, owing to the civil and religious commotions which had distracted that unhappy country from the death of James V. in 1542, to the Restoration in 1660, and which did not finally subside till the Revolution in 1688.

During these distressful ages, and almost down to the present day, the more remote districts of Scotland, called the Highlands, remained exactly in the state in which Nature had formed them; a *terra incognita*,  
deemed



deemed unworthy of notice, and incapable of being rendered useful to Government, or to the Public.

Such was the half-improved state of these kingdoms, when it was resolved to extend the lines of empire, by including an immense continent, lying on the opposite side of the Atlantic, by which it was affirmed, that England would derive not only great wealth, but also a greater degree of strength and national importance.

In support of this new system, the colonists were permitted to supply the mother country with shipping, and to become in a certain degree its carriers. All American-built ships were to be admitted into our ports, with all the privileges of British : but the British ships, when they arrived in America, were burdened with tonnage duties and other expences, from which the colony-built

built vessels were exempted. The same partiality extended to American seamen, who, in all the subsequent wars, were not liable to be pressed into the naval service, which, consequently, threw the whole burden of that service upon the merchants and mariners of the mother country.

This system of colonization, begun and carried on at the expence of Great Britain, was warmly but ineffectually opposed by some able politicians of the last century; particularly by Sir Josiah Child and Doctor Davenant, whose predictions have been too completely fulfilled, with the additional mortifying circumstance, which they could not have imagined, that our new customers have cost this country above one hundred and fifty millions, in supporting their civil establishments; in bounties on the American produce; in defending the colonies against the  
Indian

Indian depredations, and the incroachments of the French; and, finally, in an unsuccessful struggle to retain their allegiance.

In consequence of this enormous burden, the State hath been so crippled, as to be scarcely able to assist in any rational plan of national utility, that may require the aid of a few thousand pounds. The effects of this expenditure have reached all descriptions of men, and afforded ample matter for political declamation, both in Parliament and out of it.

Let us colonize in America, by which we shall be enriched, was the language of the last century. Let us abandon that distant country, by which we have been impoverished, is the language of the present day. Let us look at home, improve and strengthen the centre, is, happily, the favourite topic of mankind, of whatever description or party,



party, from one end of the island to the other.

While this patriotic spirit predominates in the nation, and while Government are strongly disposed to co-operate with the wishes of the people, there is reason to hope, that our envied island will ultimately profit by its misfortunes, and rise with additional splendour from its apparent ruins.

When all the hitherto neglected sources of agriculture, manufactures, commerce, and fisheries, shall be brought forward, and when every pound expended on these great objects, shall annually, and for a perpetuity, realize many pounds, enthusiasm itself falls short in its speculative estimates of what Great Britain may yet attain to.

In contemplating these subjects, it naturally occurs, that the objects which contribute

tribute most effectually to the strength of the Navy, should take the lead in the arrangements of future operations. The strength of the Navy depends chiefly on the extent of our maritime coast; the number of people who inhabit that coast; and the nature of the business on which they are most generally employed. It is owing to the happy situation of Great Britain in these respects, that we have been able to fit out such mighty armaments, and to carry on an almost unequalled commerce over a great part of the habitable world. By these, the British name is known and respected amongst the savage, as well as the civilized nations. But, as the force which is likely to be brought against us, by a confederacy of the three greatest naval powers on the continent of Europe, may far exceed the usual magnitude of our armaments, it seems indispensably necessary to take a survey of our native coasts, and to bring forward a pro-

portionable increase of strength from parts which, during the rage for territory in the Western Hemisphere, were totally overlooked.

The coast of Great Britain comprehends nearly two thousand miles, of which about four hundred miles, in the Northern part, are not furnished with a town, harbour, or place, where a ship in distress can be supplied with an anchor, cable, or sail. From the want of these materials, and of persons to repair the damages occasioned by stress of weather, or other causes, many valuable lives, as well as vessels and cargoes, are lost to these kingdoms. From a coast so ill provided in whatever relates to navigation, the Royal Navy cannot be furnished with the supplies of seamen and carpenters which may be wanted much sooner than is generally imagined,



To this great line of coast on the main-land of the Highlands, is to be added the circumference of the principal Hebride Islands; making six hundred miles; the whole, one thousand miles, on which there is only the small town of Stornoway, in the Hebrides; and the inconsiderable places called Thurso, Wick, and Dornoch, on the East side of the main-land, being only one town, or rather village, to every two hundred and fifty miles.

The number of people throughout the whole coast, including the isles, may amount to two hundred thousand, or two hundred for each mile; besides one hundred thousand inhabiting the glens and interior parts of the main land, who, were the coasts in a flourishing state, would flock thither in great numbers annually, instead of emigrating with their wives and children to distant regions, from whence few ever re-

turn: and the nation thereby sustains a constant drain of persons, who, from their bravery in war, their hardiness, agility, temperance, inoffensive dispositions, and domestic qualities, it would be highly expedient to retain on their native soil.

Nature hath pointed out, in striking characters, the means whereby that coast might be rendered subservient to the great purposes of the Navy, as the primary object; besides the advantages that would arise to manufactures and commerce, from the establishment of a thriving, populous colony in these extreme parts of our island.

The people who inhabit these shores have a strong propensity to a sea life, particularly to fisheries; and no country in the known world is better situated for extending that branch on every side, and at all seasons of the year. It is an established fact, that the

Nor-

Northern Ocean is the grand receptacle of fish in endless varieties, and in such numbers as to exceed the powers of imagination to conceive. Some of the lesser species multiply by thousands, as the herring; others by millions, as the cod-fish.\* Of these, and other fishes, as ling, tusk, haddock, the coasts of Scotland, and more especially of the Highlands, have a double supply: first, the home or native fish, which propagate on the coast through the whole year; and, secondly, the great annual migrations from the Northern latitudes within the Artic Circle, which, after paying the British kingdoms a temporary visit, are again lost in the immensity of the ocean.

The fisheries carried on at present by the Northern inhabitants consist of the home fishery immediately upon their shores, and

\* Philosophical Transactions.



in the lakes and bays by which these shores are every where indented, from one to twenty miles within land. The varieties most usually caught on these shores, are herrings, white-fish, flat-fish, mackarel, dog-fish, and seals. Shell-fish also abounds, but is much neglected, excepting lobsters for the London market; oysters, which are chiefly burnt unopened for manure to the land; and lesser fish, which are sold to the inhabitants of the before-mentioned towns at one halfpenny the peck.

Secondly, there is a distant fishery for herring, cod, ling, and tusk, around the Shetland Islands on the North-East, and the great Island of Iceland on the North-West; both of which stations are regularly frequented by many vessels from the maritime kingdoms of Europe, chiefly on account of the superior quality of these fish to those of Newfoundland, which consist of cod-fish only:

only. The share which the Scots have in this distant fishery is, however, little more than a name; nor have they been able to carry on even the home fishery to any considerable extent, comparatively to what that fishery admits of. Still less is the share that hath fallen to the lot of the poor native Highlanders, on whose more immediate shores persons from distant parts make their captures.

Having stated what is properly called the Scottish Fisheries, we are next to observe, that the vicinity of the Highlands to Greenland, gives the inhabitants an essential advantage over all other States, who engage in the Whale Fishery; and, it is a most favourable circumstance, that, when the Greenland Fishery ends in the month of June, the Herring Fishery begins. By this happy regulation of Nature, the seamen who had been on the former fishery, from March  
till

till June, might immediately engage and continue in the latter fishery till February.

Lastly, the situation of the West Highlands is also remarkably favourable for prosecuting the great Newfoundland Fishery, from whence the vessels might proceed with their cargoes to the West Indies, Spain, Portugal, or Italy, and return to the Highlands in good time for the latter Winter Herring Fishery; the termination of which might be extended, as in Ireland, from the 12th of January to the 1st of February.

Thus, by a continued succession of fishing and sailing, these Northern shores would be ready at all times to furnish a very powerful supply of excellent seamen; but, in the present state of the country, no effectual exertions can be made, even in that fishery which its lakes and bays afford. Here is a considerable body of people without



out capital, and a coast without towns where the natives can be supplied with nets, casks, salt, hooks, lines, and provisions.--- Here are no places where fishers, women and children, from distant parts, can be accommodated with lodgings, either while in health or in sickness. The inhabitants of these shores have but scanty dwellings to themselves, and are equally ill provided in necessaries for the accommodation of persons who flock thither in the fishing seasons.

This deplorable state of the Highlands having been lately represented in strong colours to the feelings and serious attention of the public; and the increase of seamen being also an object of great national importance, the legislature have already entered upon the subject of promoting the Northern Fisheries, by removing several impediments: and other objects, of a similar nature, are now in contemplation.-----But no laws, however judicious,

ditions, no regulations, however expedient, can extend and secure a permanent fishery and nursery of seamen upon these shores, unless the public shall, at the same time, accommodate the natives, and those who may be disposed to come amongst them, with habitations and lodgings, upon or near the most frequented fishing grounds, and where these persons may be furnished with the necessaries of life, and all the materials for boat building, fishing, packing, and curing.

This implies the establishing of FISHING STATIONS, or small FREE TOWNS, in the most eligible situations, both on the main-land, and on the Hebride Islands, which front the extensive line of western coast at greater or less distances, and where the shoals of herrings pass, in their annual migrations to the South, filling sometimes one lake, sometimes another; which fishery, were the natives better

better accommodated, would prove a source of great national wealth ; furnish the West India ships with freights ; employ thousands of indigent people of both sexes ; and bring forward into the line of active, useful industry, a country that composes a fifth-part of Great Britain,

With a view to these important objects, as well as to the nursery of seamen, it was proposed that the public should erect, by way of experiment, some stations on the West coast of the main-land, each station or town to be composed of fifteen or twenty small houses ; besides some public works necessary for shipping and fisheries. But the state of the national finances, and the uncertainty of the sources necessary for the exigencies of Government, did not at that time afford much reason to expect immediate assistance, and these distressed countries of the Highlands have consequently remained in *statu quo*.



In this dilemma, some gentlemen, who are members of the House of Commons, have suggested the idea of raising a fund by means of a general subscription; and, as all degrees of people in Great Britain will be more or less benefited by this maritime colony within our own island, it may be presumed, that gentlemen of humanity and public spirit, will, upon this occasion, exert those noble qualities, by a liberal subscription, and merit the appellation of---THE FRIENDS OF THEIR COUNTRY.

By planting a coast of one thousand miles with hardy, intrepid seamen, the hostile designs of confederated powers will be frustrated. Their formidable armaments, instead of annoying our commerce and distant settlements, will be permitted to remain in their dock-yards probably for many years: during which season of peace and security, commerce and manufactures will flourish; Ad-  
mini-

ministration will be enabled to put the public burdens into a train of redemption, and have leisure to prosecute such measures of national policy as may, from time to time, be found expedient.

To these negative advantages which will in a great measure flow from this new establishment, may be added the saving of seventy, eighty, or one hundred millions, the usual expenditures upon every seven years war; compared to which, the expence of the proposed towns, will be mere fractions.— Every war entails upon the subject a long train of heavy taxes; but the measure now proposed requires only a trifle, for a time, from those who are able to advance it;\* and which,  
in-

\* It appears by Sir Charles Whitworth's Commercial Tables, that the annual exports from England to Scotland, previously to the Union of the two Kingdoms in 1707, amounted to 65,345*l.* only, upon an average of ten years. At present they are supposed to have increased thirty-fold in value, being nearly 2,000,000*l.* Were the Fisheries of the Highlands improved, and the people fully employed, the exports to that division of the kingdom would increase proportionably.

instead of taxes, will raise thousands of new customers for manufactures of broad-cloth, woollens, hard-ware, cutlery, and an endless assortment of lesser articles, for which England is famed.

These are the grounds on which we entertain a hope that the members of the Highland Societies of London and Edinburgh, and other noblemen and gentlemen, will subscribe to this plan, and thereby enable a sufficient number of gentlemen of rank and fortune, to enter, as trustees or directors, upon the business of treating with the proprietors of lands, and with workmen, for erecting certain small, plain buildings, by contract.

DESCRIP-



DESCRIPTION OF THE MARITIME PARTS  
OF THE HIGHLANDS, AND OF THE  
HEBRIDE ISLANDS.

.....

**T**HE Highlands consist of two principal  
divisions :

First, the nothern part of Scotland ; and,

Secondly, the Hebride Islands.

The coast of the main-land stretches on  
the West side, from the head-land called the  
Mull of Cantire, facing Ireland on the South,  
to Cape Wrath, facing the great Northern  
Ocean.

The Mull of Cantire lies in North lat. 55,  
23; and Cape Wrath in 58, 28: by other  
maps, in 58, 44: the whole forming a coast  
of

of two hundred and thirty-four English miles, in a straight line: but were the windings of the head-lands included, the line would extend to three hundred miles. This is called the West Coast of the Highlands, and is washed by the Atlantic, between which coast and North America there is no land, excepting the Hebride Islands.

After passing round Cape Wrath, we enter upon the northern extremity of Great-Britain, which lies nearly in a straight line from Cape Wrath on the West, to Dungsby-Head on the East, and forms a coast of seventy miles, usually called the Pentland Firth. There is no land between this coast and Greenland, excepting the Orkney Islands,

At the distance of .....	6 miles
The Shetland Islands, .....	100 ditto
The Ferro Islands, .....	150 ditto
And Iceland, .....	400 ditto

The

The two first belong to Great Britain; the two last to the Crown of Denmark..

Leaving Dungsby-Head, we enter upon the East Coast of the Highlands, which stretches ninety miles due South to Inverness, at the head of the Murray Firth. But as the most southern part of this district is accommodated with towns and materials for fisheries, we shall limit the estimate to that part of the coast which lies between Dungsby-Head and the small ruinous town of Dornoch, containing a line of seventy miles. This coast is washed by the German Sea, and faces the South part of Norway, from which it is distant three hundred miles.

The total number of miles between the Mull of Cantire and the Firth of Dornoch, exclusively of head-lands, bays, and lakes, is as follows : viz.

E

The



The West coast, between the Mull of Cantire and Cape Wrath, .....	234
The North coast, between Cape Wrath and Dungsbay-Head, .....	70
The East coast, between Dungsbay-Head and the Firth of Dornoch, .....	70
	<hr/>
	374
For the sake of even numbers we shall add, on account of head-lands, only	26
	<hr/>
Almost townless coast, on the main- land, .....	400

We now come to the second division of the Highlands, which is composed entirely of islands, called the Hebrides, amounting to about three hundred; of which forty are inhabited. It would be difficult to ascertain the circumference of this numerous cluster of islands, or even of all those that are inhabited. We shall therefore only state the  
dimen-

dimensions of the most considerable, from which may be formed an imperfect conjecture of the aggregate line of the whole.

1. The *Long Island* forms a chain of nearly one hundred and forty miles in length, and, in general, from six to ten miles in width: in one place it is twenty-five miles across.

This chain is principally composed of five islands, lying South and North, and separated from each other at high-water by four narrow channels, thro' which fishing-vessels may pass from East to West, between the inner channel and the main ocean.

2. *Sky* is fifty-four miles in length, and fifteen in width, at a medium.

3. *Mull* is twenty miles in length, and fifteen in width, at a medium.

4. *Ilay* is about half the dimensions of Mull.

5. *Jura* is nearly the size of the former.

6. *Tirey* and *Coll*, separated from each other by a narrow channel, are about twenty miles in length, and three, at a medium, in width.

The general estimate of these islands may be stated at six hundred miles, of probably the best fishing shores in Europe, of the same extent. The Long Island is, in particular, the best situated for fisheries, and in every season of the year. On the East side, it is separated from the main-land by an inland channel, from twenty-four to sixty miles in width, and abounding in fishing banks. On the West, it hath the Atlantic Ocean, a continued fishery, as far as European vessels have yet explored.



For the Herring Fishery, this island gives the natives a double chance of succeeding. The shoals being governed by the winds, sometimes pass to the southward by the inner channel: at other times they keep out in the main ocean; and frequently they take both of these courses.

In order, therefore, that national policy may co-operate with nature, it would be proper to erect some stations on the West side of the Long Island, as well as upon the East. It was here where the Royal Fishery Company in the reign of Charles I. had their storehouses, the remains of which were in existence within the memory of man. To this island several stout wherries from Dublin resort every season, for the supply of that city with cod and ling: thither also, vessels from the Orkneys and the East coast of Scotland resort, by the long and dangerous navigation of the Pentland Firth.

Chas 2.?

Before

Before I close the description of this Western Coast, it may be proper to remark, that the country on the West side of the Firth of Clyde, a channel of forty miles in length, and nearly the same in width, is intirely Highland; abounding, like that country, in islands, lakes, bays, and fisheries; and which may be considered as a continuation of the Hebrides, being only separated from these islands by the narrow peninsula of Cantire.

Of the islands within the Firth of Clyde, that called Arran is the principal. It contains seven thousand inhabitants, is sixteen miles in length, by nine in width, and hath three excellent bays, of which Lamnish is the most considerable, where shipping ride securely in all kinds of weather.

From this island (which lies thirty miles within the Mull of Cantire, and is entirely townless) to the Firth of Dornoch, the attention

tion of the public may be directed, including  
a coast,

	Miles.	People.
On the main-land, of more than 400	Inhabited by 150,000	
And on the Hebride Isles ..... 600	..... 50,000	
	<hr/>	<hr/>
	1000	200,000



NUMBER OF TOWNS WHICH IT WOULD  
BE EXPEDIENT TO ERECT ON THE  
ABOVE-MENTIONED SHORES: PLAN  
OF THOSE TOWNS, AND THE EXPENCE  
OF THE HOUSES.

**B**ETWEEN the North point of Arran  
and the Firth of Dornoch, there are,  
upon the coast of the main-land and the  
islands, above two hundred lakes, bays, and  
openings, all of which are fishing grounds,  
and where ships may safely reside.

To put these extensive and valuable shores  
in a situation for prosecuting the fisheries ef-  
fectually, and at all seasons of the year, FORTY  
fishing stations, or small towns, will be neces-  
sary, *in the first instance*; being only one sta-  
tion for every twenty-five miles, on a coast of  
one thousand miles, and for every five thou-  
sand

land people, who reside on that coast, besides those who inhabit the interior country, the younger part of whom would soon become regular fishers,

For facilitating the growth of towns, accommodating the great body of the people with materials for the fisheries, and instructing others in the mechanical arts, a house will be required for each of the following professions, viz.---A boat-builder, cooper, net-maker, tanner, blacksmith, mason, house-carpenter, weaver, taylor, shoemaker, butcher, and tallow-chandler.

Also for a general dealer in meal, grain, fishing materials and stores, salt, timber, staves, hoops, pitch, tar, oil, and a great variety of other articles, which the fishers and the country people have at present no means of procuring, upon easy terms, or when immediately wanted.

F

A public

A public house or small inn, accommodated with beds for the conveniency of strangers who may come thither to buy and sell, will be particularly necessary; and we hope, likewise, that a house will be deemed requisite for a school-master, and for an apothecary or surgeon.

The whole number will comprise sixteen houses, which, excepting those for the trader and inn-keeper, may be built upon one scale or plan of architecture, with stone, lime, and slate; each house having two apartments on the ground, with stone-flooring; and two apartments above. The houses for the trader and inn-keeper should be more capacious, and accommodated with back-rooms for holding bulky articles. But, upon the whole, these sixteen buildings may be raised, in a country where materials (timber excepted) are plentiful, and where wages are low, at 80l. each, or 1,280l. for the whole,

As



As all the lakes and bays of the Highlands are more or less the receptacles of white-fish, shell-fish, salmon, mackarel, and occasionally visited by the migrating shoals of herrings, there ought to be a number of stationary, practical fishers in each town, at their first establishment, for whose accommodation twenty small houses should be built, with two apartments on the ground, at about 25l. each: in all 500l.

GENERAL ACCOUNT, VIZ.

Sixteen dwelling-houses to each town £.80 1280

Twenty ..... do. .... do. 25 500

A public well, paving, and other in-

cidental expences ..... 220

---

Expenditure on each town of 36 Houses 2000

Number of towns ..... 40

---

Total expence for building 40 towns,

containing 640 houses, at 80l. each;

and 800 do. at 25l. in all 1440 houses £.80,000

The above is the sum which it will be necessary to raise by individual subscription, not upon speculative ideas of a plan of emolument to those who advance the money, but merely to build a number of commodious dwellings on the best fishing grounds, for a people, who, though they cannot immediately erect houses at their own expence, may, with a moderate degree of success in their respective professions, be able in a few years, to pay a small yearly rent, by which the subscribers may receive from three to four per cent. upon an average of years, till the houses shall be sold, and the principal repaid.

In a country which cannot raise the necessary supplies of grain for its inhabitants, who frequently experience a temporary scarcity, it would be expedient to accommodate each house, having four apartments, with an acre of land adjoining to the same; and the small houses with half an acre each, whereon to raise

raise vegetables and potatoes; which, with fish at their doors, would form a principal part of their subsistence through the whole year.

In treating with the respective proprietors of the soil, it would be necessary to look forward to the growth of the towns, and to procure, at once, sufficient ground not only for the site of houses, but also for a small garden to each house that shall be erected by individuals during the infancy of each township.

The progress of these towns will depend greatly on the liberality of the present ground proprietors; who, if they co-operate with the good dispositions of Government and the Public, if they wish to improve their estates, to have their rents well paid, and to see their country flourish, will readily treat with the directors for a piece of ground, not under fifty



fifty Scots acres for each township, to become from thence forward the unalienable royalty of such towns, subject only to the prince on the throne ; the laws of their country ; and the regulations of their own magistracy.

The growth of these towns will also depend much on the aid that government shall give towards the building of custom-houses, quays, and other works, which fall properly on the public at large. The concurrence of government in this respect will operate as the main-spring of the whole business. It will dispose the proprietors of lands to treat for the alienation of the same on the most liberal terms ; it will facilitate the subscription for erecting the private dwellings ; and finally, it will draw to these places a concourse of people, traffic, and shipping.

From these outlines of the plan it appears, that the mutual concurrence, and hearty support

port of the several descriptions of men before mentioned are absolutely necessary in laying the foundation of towns, which may, one day, prove as walls of brass for the defence of this highly favoured and justly celebrated island.

IT

**I**T is probable that the articles of the proposed Association will soon appear in public; in the mean time the following heads have been mentioned by some gentlemen of the House of Commons.

1. That a subscription be opened in London and other parts of the kingdom for building towns and villages in the Highlands.
2. That 50l. shall be a share, and entitle the subscriber to a vote in the society.
3. That the society be erected into a joint stock company, and have power to assemble, and chuse six or more managers or trustees.
4. That the trustees shall be empowered to treat with proprietors for ground whereon to erect



erect towns in the most convenient situations for the fisheries.

5. That the directors may permit the new inhabitants to occupy the said houses for a certain time *gratis*, where they are not in circumstances to afford paying rent; or to let them at a rent, or sell them, as occasion may offer.

6. That when a township is lotted out, any person may build upon the unoccupied lots, on such conditions as shall be specified by the directors.

7. That any inhabitant, occupying a house belonging to the society, shall be at liberty to purchase the same at a price not exceeding the original cost.

8. That the dividends arising to the society from the rent or sale of the houses may, at the discretion of the directors, be employed in

G

erecting

erecting new houses, or divided among the partners in the society.

9. That the said directors shall engage in no other business whatsoever with the money of the society.

10. That no subscriber shall be liable to be called upon for any money beyond his original subscription.

11. That whenever the circumstances of the country will admit of its being done to advantage, the directors shall sell the whole property of the company, and close the transactions thereof.

12. That as soon as fifty houses shall be built and inhabited in any town, the inhabitants shall meet on a certain day in the year, and chuse two or more bailies or magistrates from among their own number, which bailies

lies shall have the same power in the government of these towns, as the magistrates of any royal borough in Scotland now have.

13. That the inhabitants shall be liable to no services, or other burdens, excepting what they may chuse voluntarily at their annual meetings to impose upon themselves, by the concurrence of two-thirds of the people, for the repairs of their streets, harbours, quays, or other public works,

14. That no corporations of trades shall be established in the said towns, or any fee or entry-money be paid by persons inclining to become inhabitants thereof.

15. That all lawful trades may be freely exercised by the inhabitants of the said towns.

THE END.



( 22 )

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